



1 Hill View, Banbury Road, North Newington, Oxon OX15 6AB
'Guide Price' £375,000 Freehold

**Stanbra
Powell**

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Located in the highly sought-after village of North Newington, this beautifully presented two-bedroom character cottage combines period charm with modern living. The property enjoys attractive views over open countryside and retains a wealth of original features, including fireplaces and internal doors, while benefiting from a high-specification refitted kitchen (2024) and a stylish refitted bathroom.

Offering two reception rooms, two well-proportioned bedrooms, generous gardens to both front and rear, and off-road parking, this delightful home is ideal for those seeking a character property in a desirable village setting.

Canopy porch | Entrance hallway | Living room with open fireplace | Dining room with log burner | Refitted kitchen (2024) | Rear lobby | Two double bedrooms | Refitted four-piece bathroom | Approx. 70 ft rear garden | Generous front garden | Off-road parking for 2-3 vehicles | Brick-built outbuilding with power |

Ground Floor

Entrance Hallway

Accessed via a canopy porch and single glazed door. Featuring tiled wood-effect flooring, radiator, and stairs rising to the first floor.

Living Room

A cosy reception room with UPVC double glazed window overlooking the front garden, radiator, and an attractive open fireplace.

Dining Room

A spacious second reception room enjoying views over open fields via a UPVC double glazed window. Features include an exposed brick fireplace with fitted log burner, understairs storage cupboard, and radiator.

Kitchen

Refitted in 2024 to a high standard, comprising a range of base and eye-level units with Quartz worktops and splashbacks. Integrated appliances include oven, induction hob with extractor, and dishwasher, with additional space for a washing machine and fridge/freezer. The room is flooded with natural light via two Velux windows and two further windows overlooking the rear garden. Tiled flooring and radiator. Door to rear lobby.

Rear Lobby

With windows to the side and rear aspects, door leading to the garden, and housing the floor-standing boiler.

First Floor

Landing

Providing access to all first-floor accommodation.

Bedroom One

A large double bedroom with UPVC double glazed window overlooking the front garden and countryside beyond. Built-in triple wardrobes and radiator.

Bedroom Two

A good-sized second bedroom with UPVC double glazed window overlooking the rear garden, radiator, and loft access.

Bathroom

Refitted and well-appointed with a four-piece suite comprising low-level WC, wash hand basin with storage, panelled bath with mixer tap, and separate shower cubicle. Finished with tiling and wall panelling, radiator, and UPVC double glazed window with countryside views.

Outside

Front Garden

Providing off-road parking for two to three vehicles. Steps lead to gated access, with the garden mainly laid to lawn and complemented by a pathway to the front door, raised flower beds, mature shrubs, and a combination of fencing and hedging.

Rear Garden

A generous rear garden measuring approximately 70 ft in length, arranged over several sections. Features include a lawned area, shingle pathways, mature planting, greenhouse, and raised beds. Enclosed by fencing and hedging, with outside tap and oil tank screened by trellis.

A brick-built outbuilding with power and lighting is currently utilised as a gym/laundry space and log store, offering excellent potential for conversion into a home office or studio. To the rear is a block paved patio area, ideal for outdoor seating and entertaining.

Agents Note

Number 2 Hill View has right of access over pathway. We have been informed by the current owners this access is just used once a week for bin access as number 2 has additional access to the other side of the property.

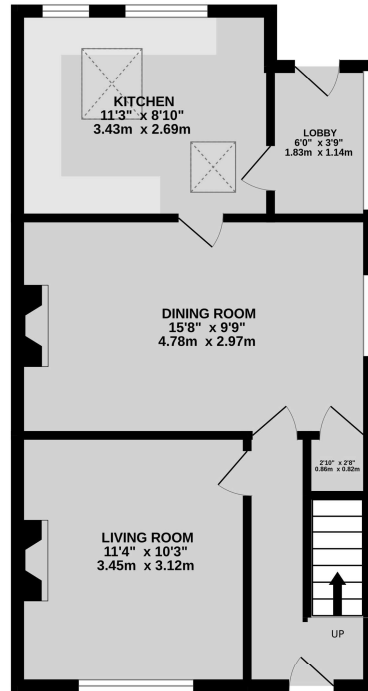
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury cross proceed west along West Bar and onto the Broughton road. At the large roundabout take the second exit continuing on the Broughton road and leave Banbury. After approximately 2 miles take the right turn signposted North Newington. entering the village Hillview can be found on the left handside at the brow of the hill.

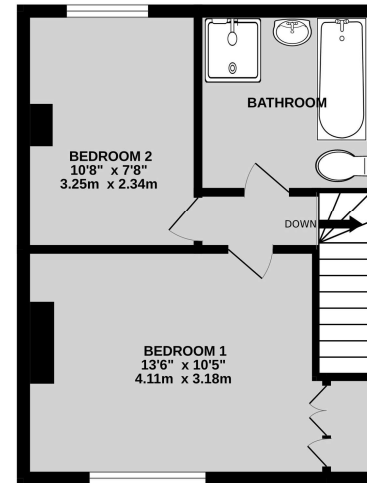




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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